

# \$585,000 - 60 Hawkville Place Nw, Calgary

MLS® #A2270879

**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.06 Acres

Hawkwood, Calgary, Alberta

Introducing 60 Hawkville Place NW, an elegantly refreshed 5-level split that beautifully blends modern comfort with timeless style. Thoughtfully renewed from top to bottom, this residence offers 3 bedrooms, 2.5 baths, a fully finished basement, and a single-detached garage—all set within a highly walkable location just 2 minutes to Crowfoot Shopping and a 5-minute stroll to Robert Thirsk High School and the Crowfoot Library.

Step inside and feel the warmth of a home designed for connection. The main level unfolds into a dedicated dining area perfect for gathering, a welcoming family room anchored by a two-sided fireplace, and a gourmet kitchen complete with a custom built-in pantry—a thoughtful touch that elevates both everyday living and entertaining. Upstairs, a tranquil bedroom retreat features its own cozy reading nook framed by mountain views, offering a quiet moment to unwind. The fully developed lower level adds even more versatility with a spacious recreation room and a cheerful children's play area.

Extensive upgrades throughout enhance comfort and efficiency, including triple-pane windows, R50 attic insulation, an updated laundry area, and recent improvements to the roof, hot water tank, and furnace.

Outdoors, the meticulously planned zero-scaping yard delivers low-maintenance



beauty year-round, complemented by a charming garden space ideal for morning coffees, evening sunsets, or seasonal enjoyment. Also, the concrete pad was recently redone.

Life at Crowfoot Crossing brings convenience to your doorstep—full-service grocery, pharmacy, restaurants, caf  s, boutiques, fitness studios, and a movie theatre all just moments away. Commuting is effortless with the Crowfoot LRT Station providing direct access to the downtown core. For drivers, Crowchild Trail offers a swift city-centre route, while Stoney Trail opens the gateway to the mountains for those spontaneous weekend adventures.

With its thoughtful upgrades, inviting layout, and unparalleled access to amenities, transit, and major routes, 60 Hawkville Place NW delivers a lifestyle of comfort, convenience, and understated luxury in one of Hawkwood’s most cherished locations.

Built in 1982

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2270879      |
| Price          | \$585,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,476         |
| Acres          | 0.06          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 60 Hawkville Place Nw |
| Subdivision | Hawkwood              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 2G9               |

## Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                        |
| Parking        | Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Detached |
| # of Garages   | 1                                                                                                        |

## Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                                                           |
| Heating           | Central, Fireplace(s), Natural Gas                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                          |
| Fireplaces        | Family Room, Wood Burning, Double Sided                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full                                                                                                                                                                                                       |

## Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Garden, Private Yard                                                                                          |
| Lot Description   | Back Yard, Cul-De-Sac, Garden, Irregular Lot, Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Yard Lights, Sloped |
| Roof              | Asphalt Shingle                                                                                                          |
| Construction      | Stucco, Wood Frame, Wood Siding                                                                                          |
| Foundation        | Poured Concrete                                                                                                          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 1                   |
| Zoning         | M-C1 d32            |

**Listing Details**

Listing Office                      CIR Realty

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